

OWNER'S STATEMENT

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

RECORD OWNERS:

Terry Dewitt Hecox and Janet Kay Delaney; Greg J. Meade and Elizabeth T. Meade, **TRUSTEES OF THE MEADE FAMILY TRUST DATED APRIL 10, 2002**

Terry Dewitt Hecox Janet Kay Delaney
Terry Dewitt Hecox Janet Kay Delaney

Greg J. Meade Elizabeth T. Meade
Greg J. Meade, TRUSTEE Elizabeth T. Meade, TRUSTEE
OF THE MEADE FAMILY TRUST DATED 4/10/02

State of California)
) ss.
County of Mono)

On NOVEMBER 19, 2003 before me,
J.A. MARKHAM a

Notary Public in and for said County and State, personally appeared TERRY DEWITT HECOX, JANET KAY DELANEY, GREG J. MEADE, ELIZABETH T. MEADE ☐ personally known to me -- OR -- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

J.A. Markham
Notary Public (sign J.A. MARKHAM and print name)
My commission expires: 4-10-06
County of my principal place of business: MONO
Com # 1346400

NOTES AND DEFINITIONS

1. This is a "Condominium Plan" for a "Condominium Project" as those terms are defined in California Civil Code Sections 1351(e) and (f).

2. "Property" shall refer to all of the real property described in the legal description on this page and all improvements erected thereon.

3. The "Condominium Project", which was approved by and is consistent with the zoning regulations of the Town of Mammoth Lakes, consists of 3 commercial units as follows: 3 apartment units designated on this condominium plan as Parcel 1 through Parcel 3.

4. "Common Area" means all portions of the condominium project other than the units and an assigned parking area for the exclusive use of the unit to which it is appurtenant. The assigned parking areas as specified in accordance with the Covenants, Conditions and Restrictions ("CC&R's") are designated on this plan by "A.P."

5. "Unit" or "condominium" means a separate interest in air space in the condominium project, the boundaries of which are the interior surfaces of the units designated on the condominium plan and further described in paragraph 3, above.

6. For definitions of terms not otherwise defined on this Plan, refer to the Declaration of CC&R's establishing a plan condominium ownership for the "Property" recorded on December 19, 2003, as Instrument No. 2003013714 of Official Records in the office of the Mono County Recorder.

7. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

8. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.

9. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variances between boundaries shown on the plan or in the deed and those of the building.

10. The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installation, wherever located, except the outlets thereof whenever located within the unit.

RECORDER'S CERTIFICATE

Document No. 2003013714 filed this 19th day of December, 2003, at 3:05 P.M., in Book 2 of Condominium Plans at Pages 46 - 46B at the request of Greg J. Meade.

Renn Nolan
County Recorder

By: Shemie A. Hale
Deputy County Recorder

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 3 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Parcel 8 of Parcel Map 36-142, made under my supervision in August, 2003; and (2) the proposed locations of air spaces and buildings.

OCT. 24, 2003
Date

John R. Langford
John R. Langford, LS#149
Expires 6/30/07

LEGAL DESCRIPTION

Parcel 8 of Parcel Map 36-142 as recorded in Book 4, Page 131-131B of Parcel Maps, on file in the office of the County Recorder, Mono County, California.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF THREE COMMERCIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONDOMINIUM PLAN FOR
219 COMMERCE DRIVE

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 8 OF PARCEL MAP NO. 36-142 PER MAP RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGES 30 THROUGH 30A